



Letter of Transmittal

Date: May 13, 2016

To: Schani Siong

From: Jamie Kirk

RE: Brecon DRC 2014-00081 – Request

Our office was just notified that a hearing has been requested for the Brecon Minor Use Permit scheduled for the May 20th Planning Department Hearing. I would like to request the item be continued to the June 3rd, 2016 Planning Department Hearing to ensure our entire project team can be available for the hearing. We would appreciate your acceptance of our request. If you have any questions or concerns or require additional information please contact me at 461-5765.

Sincerely,

Jamie Kirk

President

KIRK CONSULTING | 8830 MORRO RD | Atascadero, CA 93422 | 805.461.5765

Brecon Winery hearing/events etc...

sampson-m@att.net

Mon 5/9/2016 6:46 AM

To:ssiong@co.slo.ca.us <ssiong@co.slo.ca.us>;

Cc:Kim Routh <kimrouth59@hotmail.com>; vshelby@co.slo.ca.us <vshelby@co.slo.ca.us>; Jono Kinkade <jkinkade@newtimesslo.com>;

Hello...my name is Mike Sampson,my folks and I are 40 year residents/property owners near Brecon winery and we(I) would like to request a hearing on the matter of Brecon Winery...apn #039-011-025 request to have 6 additional events with 80 people & amplified music until 10pm,also to construct a large parking lot /new entrance off Jensen rd...I want to CONTEST all of these requests....at the present time...we are in a severe historic 5 year drought...our recent rainfall season was supposed to have brought huge above average storms...we got the opposite..excluding the July 2015 summer storm we got approx.24" rain for the whole year...which is BELOW average for our area....the main creek in our area(Dyck creek) just a couple football fields distance west of Brecon winery(and their fairly new one year old well+/-)is bone dry...or just trickling further downstream....to allow additional, more events, with 80 people(a number that has proven to be RARELY if ever to be enforced or complied with, if you use Hammersky winery's history of excessive events directly across the street) would be an additional drain on EVERYONEs aquifer in the area....another major contention is them wanting amplified music until 10pm....we just recently got code enforcement to stop Hammersky winery from violating the terms of their permit(big time...way to many events/patrons, with music well past their permitted 5pm stop time)) after calling & writing our counties UNDERSTAFFED Code enforcement officers(none ON-CALL for the event filled weekends) well over 2 dozen times in a 1 year period...to allow Brecon winery to have additional events with music until 10 pm...with no new code enf. officers available on weekends...NOR ...no new officers for the north county,,,after a couple hundred new wineries have been permitted in the last decade and a half is poor planning....which leads to minimally, IF AT ALL,"enforced" events ,or NON-compliance to the terms of the permit , by the newly permitted business(using their neighbor, Hammersky as an example)...another major problem with amplified music out here is NOISE TRAVELS MUCH FURTHER due to the topography & its "out in the country"...also allowing amplified music until 10pm would set a precedent that many other wineries would most likely feel entitled to be allowed/ follow ...not to mention the alcohol being consumed later into the evening at these loud events and then having DOZEN & DOZENS of patrons get in their cars(driven by unfamiliar to the area, DUI individuals) filtering back onto our curvy single lane rural country road that has seen ZERO INFRASTRUCTURE IMPROVEMENTS in decades(even though dozens of wineries/event centers have been permitted in our area)..is a recipe for disaster/BAD CRASH.The location of Brecon winery(Jensen Rd.) is also dangerous...there is a very sharp downhill 90* turn barely one tenth of a mile before you get to Brecon winery/Jensen Rd...not only is there a non compliant winery across the street from the applicant(Hammersky) but there are FOUR other wineries all with in a half mile +/- of Brecon all of whom hold events...Poalillo winery just to the north has had amplified music/"concerts" every Saturday during the summer for the last 2 years,Opolo winery who also serves hard liquor,has had a history of loud amplified music events/BBQ's,weddings/ & breaking the terms of their permit,there is also Oso Libre winery ,Hammersky, and Limerock wineries...all of whom quite often have "pick-up" events(or scheduled events) on the spring & summer weekends....this makes a total of SIX wineries/EVENT centers all located within a mile and a half of each other+/-, in or on a small section of road that has some very sharp blind turns, which often with out hesitation have historically BROKEN the terms of their original Minor-use(or conditional-use) permits....the cumulative effect of this,has raised frustration experienced by those that ACTUALLY LIVE HERE,the dangerous noncompliant traffic,OUR depleting wells & aquifers...and the ability to enjoy our evenings QUIETLY(and drive home safely at night)will all be greatly impacted if this request is granted...at the very least...amplified music should only be permitted to 5pm and this project should not be granted, AT ALL ...until some REAL infrastructure/road safety improvements have been made to the entire distance of Vineyard Drive (from Highway 46 west to Adelaide rd) & we have gotten an above average rainfall for at least 1 ..maybe two years.....and lastly,TWO NEW code enforcement officers are hired specifically for the north county(

ATTACHMENT 7

wineries/events/water) with one ON-CALL for the entire weekend(something that Supervisor Mecham eluded to back in January at a meeting in Templeton.) Allowing this request in its entirety would further debase the ever dwindling quality of life out our way, and create new and frustrating nuisance(s), that one established, are VERY difficult to get enforced or resolved.....Mike Sampson 239-2989 7310 Dover Cyn. rd. PR

FW: Brecon Winery hearing/events etc...

Kim Routh <kimrouth59@hotmail.com>

Mon 5/23/2016 11:14 AM

To: Schani Siong <ssiong@co.slo.ca.us>; Vicki Shelby <vshelby@co.slo.ca.us>;

Good morning,

I am writing in reference to the Brecon Winery project. APN# 039-011-025. I find many aspects of this project to be positive, the design is lovely, the addition of an alternate entrance will provide a much safer ingress and egress, and I have no problem with the parking lot expansion.

However, I question the addition of 6 more events at any venue until we have code enforcement on the weekends in this county.

Possibly this could be revisited once the county addresses it's lack of enforcement. Additionally, amplified music until 10:00 pm is not acceptable under any circumstances out here. Those of us working in agriculture are often up at 4:00 am to work, we need our sleep.

This is an agricultural zone, mixed in is some Ag/residential, this is NOT A COMMERCIAL ZONE. **Please refer to the General**

Plan. Sadly, many people who own and/or operate these businesses do not live here and just don't know what is appropriate. I would not come to your neighborhood at an hour you find not to be acceptable, to blast amplified music, knowing that you have to get to work early.

The roads out here claimed 3 lives last tourist season, another reason why people who are drinking at weddings should not be on the roads at 10:00 pm.

Thank you for your consideration,

Kim Routh

Vineyard Drive resident

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3800
TTY 711
<http://www.dot.ca.gov/dist05/>



*Serious drought
Help save water!*

May 4, 2016

SLO-46-R17.4
SCH# 2016041033

Schani Siong
Transportation Planner
County of San Luis Obispo
976 Osos Street, Room 300
San Luis Obispo, CA 93408
ssiong@co.slo.ca.us

Dear Schani Siong:

**COMMENTS ON THE MITIGATED NEGATIVE DECLARATION FOR THE BRECON
ESTATES MINOR USE PERMIT**

Thank you for including the California Department of Transportation (Caltrans), District 5, in the process of reviewing this project. The mission of Caltrans is to provide as safe, sustainable, integrated, and efficient transportation system that helps enhance California's economy and livability. We review proposed projects to ensure consistency with Caltrans' mission and ensure consistency with state planning priorities. We offer the following comment regarding the propose project/permit:

- The project includes construction of a new visitor parking area and a permit to allow for a maximum of 6 special events per year. As identified in the initial study, this can lead to increased trips. The significance of the cumulative impact of these additional trips on State Route 46, which serves as the main route to Vineyard Drive and the project site, is not discussed in the initial study. This is of concern to Caltrans as the intersection of Vineyard Drive and SR 46 is already experiencing increased demand. To maintain long-term mobility on State Route 46, it is important that the cumulative impacts of local development be accounted for to fund future improvements such as right and left turn channelization at this location.

If you have any questions, or need further clarification, please contact me at (805) 549-3800 or melissa.streder@dot.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Melissa Streder".

MELISSA STREDER
Development Review
Caltrans District 5

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the Wise Use of Land – Helping to Build Great Communities

COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING AND BUILDING OFFICE MEMORANDUM

DATE: May 17, 2016

TO: Melissa Streder, Transportation Planner, Caltrans

FROM: Schani Siong, Planner II, Permitting

SUBJECT: **Brecon Estates Mitigated Negative Declaration: Cumulative Traffic Impact on State Route 46 and Vineyard Drive intersection**

Thank you for submitting Caltrans's comment on the Mitigated Negative Declaration for this project. The County has noted Caltrans's concern with the cumulative impact from the additional trips related to project's 6 special events on the State Route 46, particularly the intersection of Vineyard Drive and SR 46.

According to the County's Public Work's traffic data, Vineyard Drive experiences peak hour traffic at 11am and 3pm on Saturdays and is currently operating at LOS A. Based on this information and accepted wine industry standards, the traffic analysis considered the 6 special events requested will be held typically on the weekends and beyond the 3pm peak hour. The County notes that improvements at the Vineyard Drive and SR 46 intersection have been identified in the Templeton Circulation Study. This project is considered to be contributing a minimal amount of traffic outside of the peak hour and therefore, is not considered to be causing a significant cumulative impact to the intersection. Based on this conclusion, no mitigation is required.

If you have any further questions, please do not hesitate to contact me at 805-781-4374 or ssiong@co.slo.ca.us

Sincerely,

Schani Siong

SCHANI SIONG
Planner
County of San Luis Obispo